



Dallas, GA

KFC

Long-Term Absolute NNN
Atlanta MSA Growth Corridor



In Association with ParaSell, Inc.
PH: 949.942.6585
A Licensed Georgia Broker #77666



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KFC

1245 Merchants Dr, Dallas, GA 30132 ➔

PRICE: **\$1,950,000**

CAP RATE: **6.75%**

NOI	\$131,610
OPERATOR	KBP Brands
OWNERSHIP	Fee Simple
BUILDING SIZE	2,662 SF
LAND AREA	0.87 AC
YEAR BUILT / RENOVATED	1987 / 2001 / 2016

KFC Portfolio

Available for individual purchase or as a portfolio.

PORTFOLIO PRICE: **\$5,312,000** PORTFOLIO CAP RATE: **7.00%**

NOI	\$371,825
PRICE/SF	\$774
TOTAL SF	6,862 SF

DALLAS, GA

PRICE: **\$1,950,000**

CAP RATE: **6.75%**

[VIEW OM](#) 

LONGVIEW, TX

PRICE: **\$1,819,000**

CAP RATE: **6.50%**

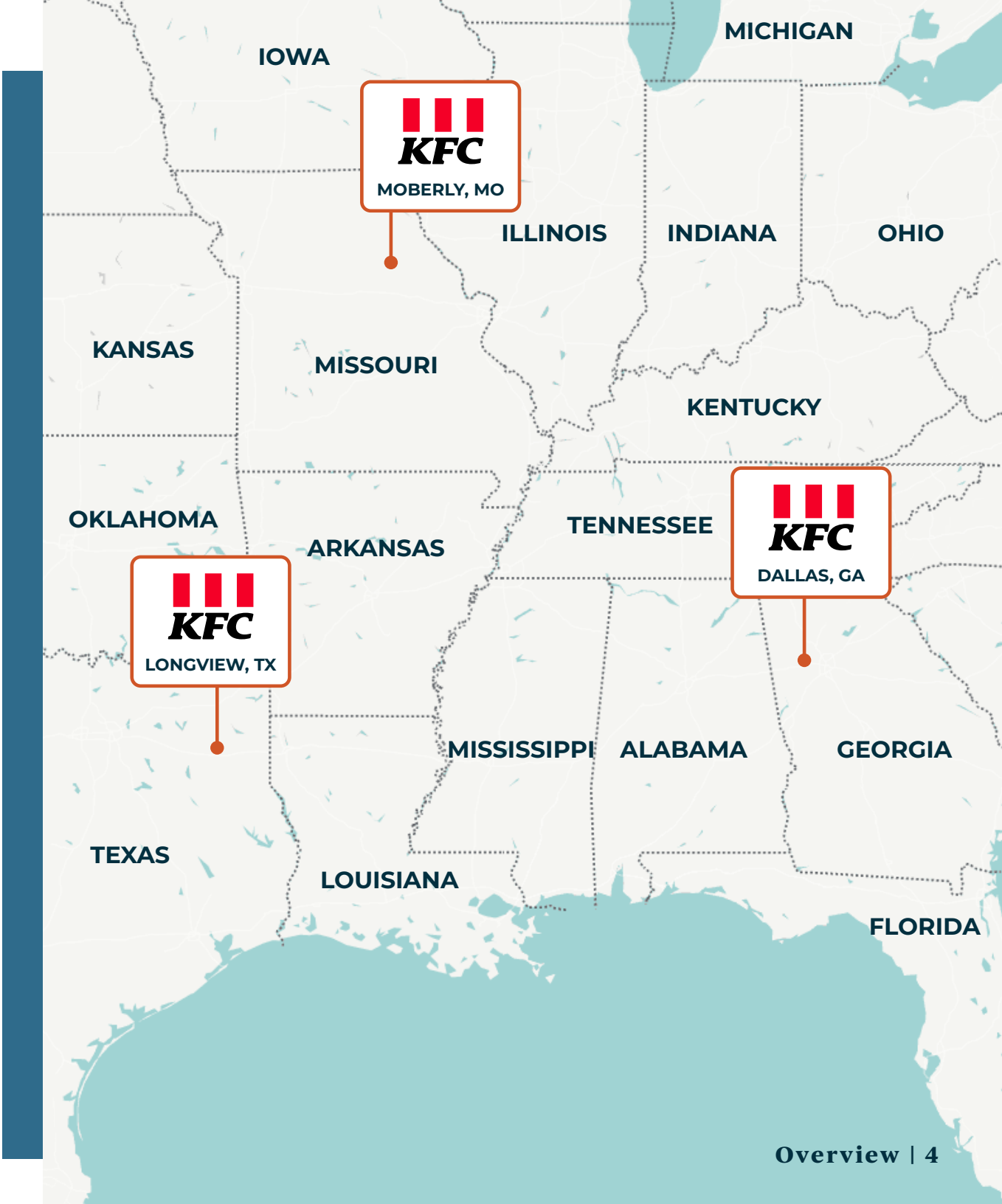
[VIEW OM](#) 

MOBERLY, MO

PRICE: **\$1,743,000**

CAP RATE: **7.00%**

[VIEW OM](#) 





Absolute NNN KFC with 39 Years of Continuous Operation in Georgia's fastest growing county

Offered at a 6.75% cap rate, this absolute NNN KFC has operated continuously at this Merchants Drive location in Dallas, GA, since 1987. The lease runs through January 2040, with two 5-year renewal options, and the property **sits amid a dense cluster of national tenants**, including Kroger, two Walmart locations, Costco, and Target.

The trade area reflects a median household income of \$94,600, **roughly 21% above the Georgia statewide median**. Paulding County has grown 11.8% since the 2020 Census, supported by a \$300M Wellstar hospital expansion and over \$60M in recent industrial investment from Automann and Interroll.



Absolute NNN Lease Structure

- Zero landlord maintenance or expense responsibilities, with the tenant responsible for all taxes, insurance, and maintenance
- 20-year initial lease term with approximately 13.5 years of remaining term
- Two successive 5-year renewal options extend potential tenancy through January 31, 2050, renewing unless the tenant provides written notice of non-renewal

Established Retail Corridor with Strong Co-Tenancy

- Located in an established retail node, directly across the road from Merchants Square, an Ingles Markets (grocery) and Big Lots-anchored center with 89%+ national credit tenants
- Within 5-miles of the subject property, the retail node consists of national tenants including: Walmart Supercenter, Costco, Home Depot, Kroger, Dollar Tree, Kohl's, Ross Dress for Less, Marshalls, Target, and Sam's Club

Submarket Growth and Investment

- Dallas city population has grown 21.6% from 2010 to 2020 and an additional 9.5% through July 2025, reaching an estimated 15,402 residents
- Paulding County has grown 11.8% since the April 2020 Census, reaching an estimated 188,549 residents, and is described as one of Georgia's fastest-growing regions
- Wellstar Paulding Medical Center, approximately 2.8 miles from the subject, is undergoing a \$300M expansion doubling inpatient capacity, with 200-plus new jobs expected and a 460-space parking deck opening November 2026

CURRENT		
Price		\$1,950,000
Capitalization Rate		6.75%
Building Size (SF)		2,662
Lot Size (AC)		0.87
Stabilized Income	\$/SF	
Scheduled Rent	\$49.44	\$131,610
Less	\$/SF	
Taxes	NNN	\$0.00
Insurance	NNN	\$0.00
Maintenance / CAM	NNN	\$0.00
Total Operating Expenses	NNN	\$0.00
Net Operating Income		\$131,610



Tenant Info		Lease Terms		Rent Summary			
Tenant Name	Sq. Ft.	Term Years		Monthly Rent	Yearly Rent	Monthly Rent/Ft	Year Rent/Ft
KFC	2,662	2/1/2025	1/31/2030	\$10,968	\$131,610	\$4.12	\$49.44
		2/1/2030	1/31/2035	\$11,735	\$140,823	\$4.41	\$52.90
		2/1/2035	1/31/2040	\$12,557	\$150,680	\$4.72	\$56.60
	Option 1	2/1/2040	1/31/2045	\$13,436	\$161,228	\$5.05	\$60.57
	Option 2	2/1/2045	1/31/2050	\$14,376	\$172,514	\$5.40	\$64.81
TOTALS:	2,662			\$10,968	\$131,610	\$4.12	\$49.44

Premises & Term	
Tenant	KFC (Kentucky Fried Chicken)
Lease Signatory	FQSR, LLC d/b/a KBP Foods
Lease Type	NNN (Absolute)
Lease Term	1/31/2020 – 1/31/2040
Rent Commencement	1/31/2020
Options	2 × 5-Year Options (auto-exercise)
Years Built / Renovated	1987 / 2001 / 2016
Expenses	
CAM	Tenant
Property Taxes	Tenant
Insurance	Tenant
Utilities	Tenant
HVAC	Tenant
Repairs & Maintenance	Tenant
Roof & Structure	Tenant
Additional Lease Provisions	
Assignment	Yes
ROFR	Yes (10 days)
Estoppels	Yes (20 days)



The details contained within the Lease Abstract are provided as a courtesy to the recipient for purposes of evaluating the subject property's initial suitability. While every effort is made to accurately reflect the terms of the lease document(s), many of the items represented herein have been paraphrased, may have changed since the time of publication, or are potentially in error. CPP and its employees explicitly disclaim any responsibility for inaccuracies and it is the duty of the recipient to exercise an independent due diligence investigation in verifying all such information, including, but not limited to, the actual lease document(s).

LEGEND

 Property Boundary

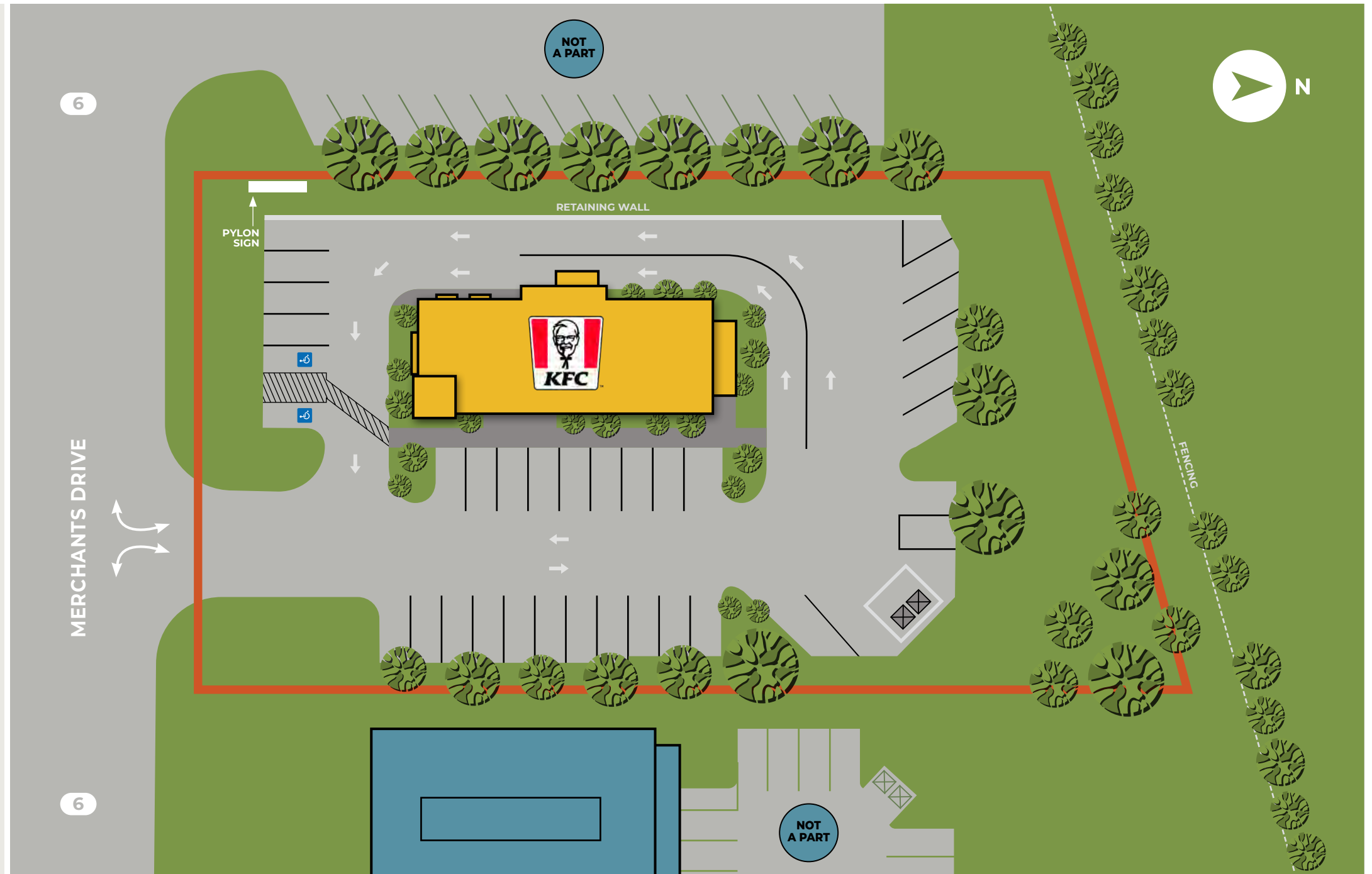
2,662
Rentable SF

0.87
Acres

33
Parking Spaces



Egress





\$36.43 Billion

TOTAL SYSTEM
SALES (2026)

33,000+

RESTAURANTS WORLDWIDE

The World's Largest and Most Recognizable Fried Chicken Franchise

Overview

- KFC (Kentucky Fried Chicken), based in Louisville, Kentucky, is a globally renowned fried chicken chain
- Founded by Colonel Harland Sanders in 1952, KFC has grown from a single roadside restaurant to more than 30,000 restaurants in over 145 countries and territories

About the Operator (KBP Brands)

- One of America's largest franchise operators with 20,000+ employees at 1,100+ restaurants in 32 states
- KBP started with their first KFC acquisition in 1999, with a rapid expansion from 2015-2019
- KBP has a ~20% market share of all domestic KFC locations

ENTITY NAME	KBP Brands
HEADQUARTERS	Overland Park (Leawood), KS
FOUNDING YEAR	1999
TOTAL LOCATIONS (ALL BRANDS)	1,100+
KFC LOCATIONS	~830+ KFC units in 28+ states
ANNUAL SYSTEM REVENUE (2023)	\$1.37 Billion

[TENANT WEBSITE](#) ➔



A dense retail node in a fast-growing Atlanta suburb

+9.5%

DALLAS, GA POPULATION GROWTH FROM 2020-2025

26,200+

VEHICLES PER DAY ALONG MERCHANTS DR & MACLAND RD

30.6 miles

TO DOWNTOWN ATLANTA

Immediate Trade Area | 12





DOWNTOWN DALLAS

37,963 VPD

17,112 VPD

33,030 VPD

36,088 VPD

26,419 VPD

44,292 VPD

 GOVERNMENT OFFICE

 ELEMENTARY/
MIDDLE SCHOOL

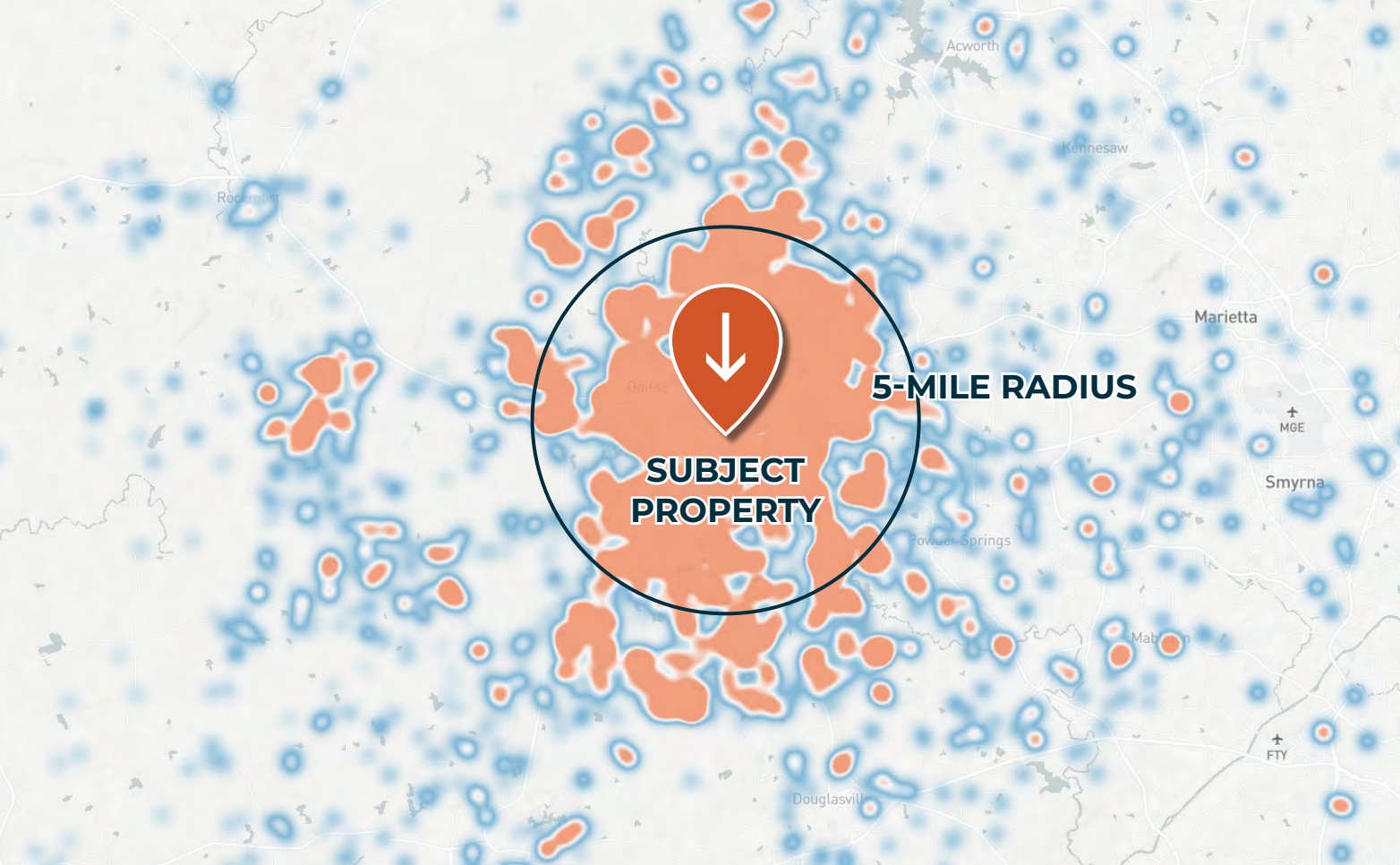
 HIGH SCHOOL

 GOLF COURSE

 SPORTS COMPLEX

 DOWNTOWN ATLANTA
(30.6 MILES)





Visitation Heatmap

The shading on the map above shows the **home location of people who visited the subject property** over the past 12 months.

Visitation Data

89.6K Visits

OVER THE PAST 12 MONTHS TO
THE SUBJECT PROPERTY

15 Min

AVERAGE DWELL TIME AT
THE SUBJECT PROPERTY

*Map and data on this page provided by Placer.ai. Placer.ai uses location data collected from mobile devices of consumers nationwide to model visitation and demographic trends at any physical location.

Demographics

Ring Radius Population Data



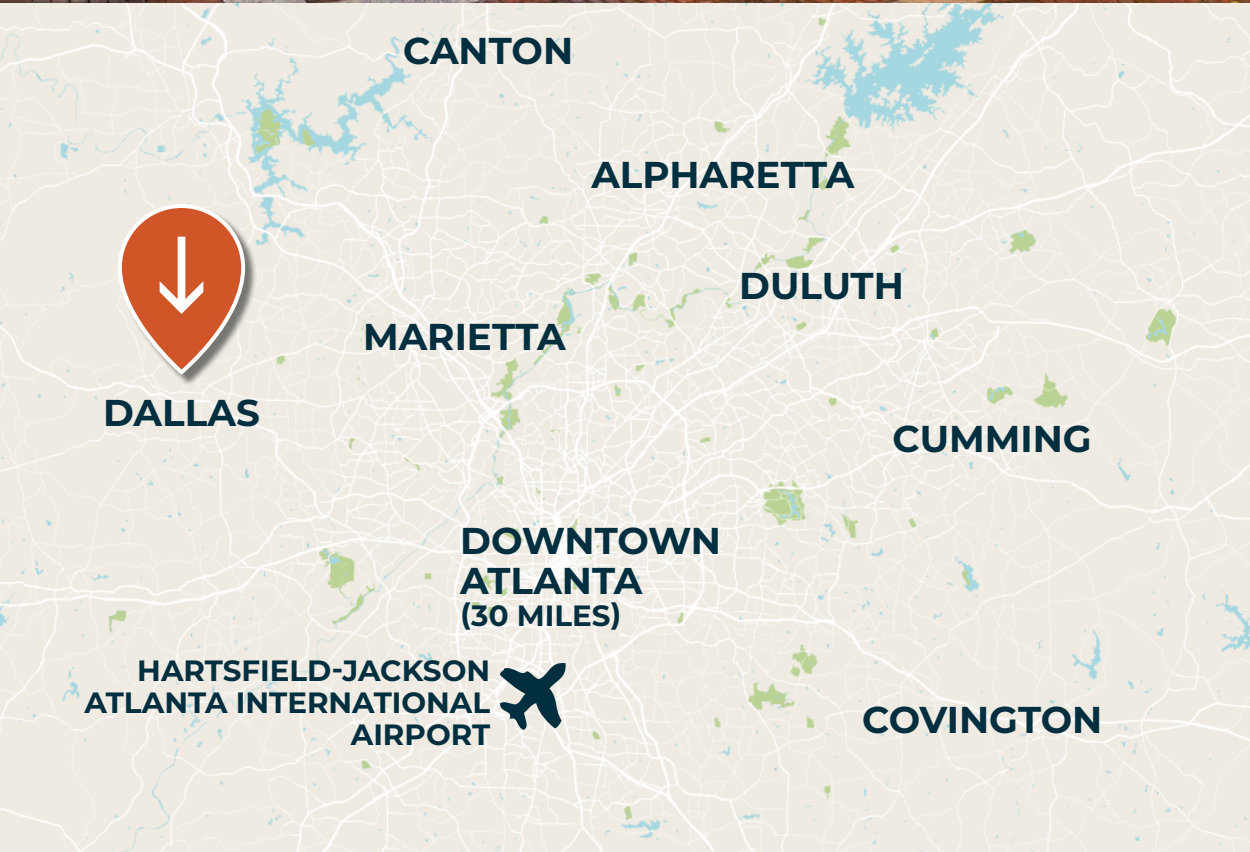
	1-Mile	3-Mile	5-Mile
2025	3,591	41,661	82,770
2030 PROJ.	4,182	46,955	93,427

Ring Radius Household Income Data



	1-Mile	3-Mile	5-Mile
AVERAGE	\$79,889	\$106,026	\$109,561
MEDIAN	\$68,268	\$90,947	\$94,612

*Demographic Data on this page provided by Placer.ai, sourced from Popstats 2025 dataset.



Dallas, GA

Suburban Living, Atlanta Access



About Dallas

- Located approximately 30 miles northwest of downtown Atlanta, Dallas is considered a suburb and part of the larger Metro Atlanta area
- Paulding County exceeds 190,000 in population and is among the fastest-growing counties in Georgia
- Accessible via U.S. Highway 278 (major east-west corridor to Atlanta), State Route 120, and State Route 61

Economy & Recreation

- Primarily a bedroom community within the Atlanta MSA, many residents take advantage of nearby employment hubs: Cobb County, Marietta, and Atlanta
- Outdoor activities remain a key draw for residents with access to Lake Allatoona, Silver Comet Trail, and several parks and open spaces

6.4 Million

ATLANTA METRO ESTIMATED
POPULATION (2025)

\$570 Billion

ATLANTA METRO GDP

Location Overview | 15



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